

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE K		PAGE 1 OF 8 PAGES		
2. AMENDMENT/MODIFICATION NO.  0002		3. EFFECTIVE DATE  February 26, 2003		4. REQUISITION/PURCHASE REQ. NO.  N/A		5. PROJECT NO.(If applicable)	
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FT. BELVOIR, VA 22060-6222 BUYER/SYMBOL – E. Nicholson/DESC-EC PHONE (703) 767-9652		CODE SCO600		7. ADMINISTERED BY(If other than Item 6)		CODE	
8. NAME AND ADDRESS OF CONTRACTOR (NO., street,city,county,State,and ZIP Code)				X		9a. AMENDMENT OF SOLICITATION NO. SP0600-02-R-0102	
						9b. DATED (SEE ITEM 11) September 27, 2002	
						10a. MODIFICATION OF CONTRACT/ORDER NO.	
						10b. DATED (SEE ITEM 13)	
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS							
<p>[ X ] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers</p> <p>[ ] is extended, [ X ] is not extended</p> <p>Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:</p> <p>(a) By completing Items 8 and 15, and returning <u>1</u> copies of the amendment;(b) By acknowledging receipt of this amendment on each copy of the offer submitted; or(c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. <b>FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.</b> If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.</p>							
12. ACCOUNTING AND APPROPRIATION DATA (If required)							
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.							
		A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A. I2.05 CHANGES-FIXED PRICE (AUG 87)					
		B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)					
		C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 43.01					
		OTHER (Specify type of modification and authority)					
E. IMPORTANT: Contractor [ ] is not, [ ] is required to sign this document and return <u>1</u> copies to the issuing office.							
14. DESCRIPTION OF AMENDMENT/MODIFICATION(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)							
See The Following Pages							
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.							
15A. NAME AND TITLE OF SIGNER (Type or print)				16A. NAME OF CONTRACTING OFFICER MICHAEL E. WHITE			
15B. NAME OF CONTRACTOR/OFFEROR BY _____ (Signature of person authorized to sign)		15C. DATE SIGNED		16B. UNITED STATES OF AMERICA BY <u>Michael E. White</u> (Signature of Contracting Officer)		16C. DATE SIGNED February 26, 2003	

The purpose of this Amendment is to update Utility Specific Section J's (Panama City J1, Corona J4, J5, J6, and J7. It also incorporates a "Contractor's Right of Access" as delineated by Federal Acquisition Regulation (FAR) Clause 52.214-5, Contractor's Facilities (2/95). This Amendment also deletes all references to an Easement, as indicated in the RFP and other supporting solicitation documents.

Questions proposed by prospective Offerors as a result of Pre-Proposal Conferences and Site Visits are addressed at the end of the Amendment.

**A.** The following changes are hereby incorporated in applicable Section J's:

Utility Specific Section J1, Table 1, is deleted in its entirety and replaced with the revised Table 1, as specified in the updated Utility Specific Section J1, for Panama City.

**B.** The following are applicable to Sections J4, J5, J6, and J7:

**Emergency Service Request**, change emergency response time to "within 30 minutes during business hours and non-business hours".

**Urgent Service Request**, change urgent response time to "within 2.5 hours during business hours and within 4 hours after business hours".

**Routine Service Request**, change routine service request time to "within 2 calendar days and completed within 10 calendar days of receiving the request".

**C.** FAR Clause 52.214-5, Contractor's Facilities is hereby incorporated in its entirety to subject solicitation. Please find the Clause in full text at the following Web Address:  
<http://www.arnet.gov/far/>

**D.** All references to an "Easement" in the RFP and applicable attachments are hereby deleted.

**Questions proposed by Prospective Offerors are as follows:**

Panama City Specific Questions

**Q:** Please provide a **historical data on the numbers of NCSS services calls** on the electrical distribution system (CLIN 0001) designated "routine", "urgent", and "emergency".

**A:** (CSS, Panama City, FL): The CSS Technical library includes a list of the 170 utility service requests responded to by CSS personnel during a 3-year span. Of those 170 service requests, 144 are related to the water system, wastewater system, generator testing and repair, distribution equipment beyond defined points of demarcation, and Utility Privatization related preparation. Those 144 service calls are: eliminated in the summary below for clarity in response to contractor electric distribution questions:

**Total documented service calls, October 1999 through September 2002: 26**Electrical power distribution (non-lighting)Emergency calls: **6** (62 total man-hours)Urgent calls: **5** (164 total man-hours)Routine calls: **1** (8 total man-hours)Electrical power distribution (outdoor lighting)\*Emergency calls: **0** (0 total man-hours)Urgent calls: **1** (24 total man-hours)Routine calls: **13** (159 total man-hours)

\*The status of including outdoor lighting in the Utility Privatization contract has not been finalized, thus it is separated.

**Note that when corrective action was not required (investigations of less than 1 man-hour), service calls were not documented, and are therefore not included in the above data. The 3 most common examples of this occurrence are explained below:**

1. Investigating and explaining a series of recloser actions: Although CSS reclosers may operate automatically, thereby allowing a temporary fault to clear automatically, CSS will require a follow up service call to trace the source of the recloser operation. Investigating recloser actions will be considered an urgent service call, unless the recloser actions are repeated and ongoing, in which case the service call will be an emergency. Recloser investigation will cause an estimated 10 to 40 urgent and 1 to 4 emergency calls per year.
2. Investigating power outages beyond the point of demarcation: Although we will make every attempt to call the contractor only when failure occurs on the contractor side of the point of demarcation, the troubleshooting process may require a contractor emergency service call 1 to 4 times per year.
3. Investigating power outages, which were later found to be commodity provider outages (power distribution failure upstream of CSS). This will be an emergency service call, and is estimated to occur 1 to 4 times per year.

**Q.** Does CSS have any live-front transformers in service?

**A.** Please refer to revised Table 1 of Section J1

**Q.** If NCSS standby/emergency generators are regularly maintained and tested to verify their serviceability, it is assumed that service calls for outages to facilities protected by in service generators would be designated urgent (vice emergency).

**A. (CSS, Panama City, FL):** Outages in occupied facilities, even those with generators, will be designated "emergency" in almost every case. Consider that many buildings have life-support functions or other critical testing at any given time. Generators often only cover minimum building lighting requirements, and can fail despite regular testing. Offerors need to assume that occupied buildings, as well as critical infrastructure such as lift stations, will require "emergency" response.

**Q.** Do CSS residential housing areas have meters installed?

**A.** There are functioning electric (and water) meters for each housing unit. They are currently read by the Housing Department, not by Public Works. There will be no initial requirement for Offerors to read these meters.

**Q.** Are there spec sheets available for the different types of meters in service at CSS?

**A.** No

**Q.** Are the CSS transformers live-front or dead-front?

**A.** Most CSS transformers are dead-front. A few of the older transformers may be live-front, although we do not know of any. 95% or more of CSS transformers are dead-front. Between 50% and 75% of CSS pad-mounted switchgear (such as switching cubicles) are live-front.

**Q.** Will street lighting and parking lot lighting be included in the solicitation?

**A.** Please refer to revised Table 1 of Section J1.

**Q.** Section J states that all new service will be underground, and all major replacements will also be underground. Why?

**A.** We understand the risk to pad mounted equipment do to potential flood conditions, and have installed almost exclusively underground electrical distribution equipment for several years. Low flying aircraft and aesthetics are among the reasons we prefer underground distribution.

**Q.** Is there a written order of precedence for restoring CSS electrical service?

**A.** Our Hurricane contingency plan (available in the technical library) lists the typical order of work we require in a widespread power outage situation. Priority of electrical service restoration will go to the Navy Experimental Diving Unit Complex and the Naval Dive and Salvage Training Center, followed by all buildings with generators, followed by occupied buildings, followed by all others. Unless mission requirements dictate otherwise, these are the normal priorities for re-energizing. Priorities other than this will be coordinated in advance.

**Q.** Is there written verification available that all CSS transformers are PCB free?

**A.** Yes. Coordinate directly with CSS Public Works department to view the documentation.

**Q.** Who will be responsible for providing communications equipment for remotely read meters that will be installed during the 50-year contract period?

**A.** This requirement will be added to the Section J's via Amendment when available.

Corona Specific Questions

**Q.** The gas system currently serves a building (identified as building 301) just off the base on the grounds of the prison next to the base. Is the Offeror expected to maintain the gas service to this building?

**A.** Not presently, the property has been handed over to GSA for excessing and will likely go to the State (CRC). The building is not currently being used and does not require gas, however, the building may be utilized or replaced with a facility that require gas.

**Q.** If so, how will access be provided to the building?

**A.** Not Applicable.

**Q.** If service is not expected to be provided, should the Offeror include costs in the proposal to disconnect service from this building."

**A.** No.

**Q.** Does an operable isolation valve currently exist so that gas flow could be shut off in the event of an emergency?

**A.** Yes.

**Q.** Response time is obviously very important to the base. How is response time measured?

**A.** From the call to arrival, please refer to applicable Utility Specific Section J's.

**Q.** Does a "response" end when the service person arrives at the first security gate?

**A.** Yes.

**Q.** Or does response time end when the service person arrive at the job site?

**A.** No.

**Q.** If the latter, what procedures can be undertaken to speed the access to the facility through security checkpoints?

**A.** N/A.

**Q.** Is there any known asbestos material connected to, or part of the gas system?

**A.** None.

**Q.** Does the Library have records on the newer plastic pipes installations?

**A.** Yes.

**Q.** The contractor who performed the work?

**A.** No.

**Q.** The qualifications of the construction workers?

**A.** No.

**Q.** Construction packages and pipe specifications?

**A.** Packages no, pipe specifications yes from the drawings.

**Q.** Does the new plastic have locating wire installed?

**A.** Yes.

**Q.** It appears that no cathodic protection has been installed on buried steel piping. Is the Government aware that in CFR Part 192.457, the DOT requires all buried steel pipelines installed prior to August 1, 1971 to be cathodically protected?

**A.** The Corona system does have cathodic protection where we have buried steel pipe.

**Q.** Does the Government recognize that our proposal must include cost to install cathodic protection?

**A.** Cathodic protection already exists.

**Q.** Has/will the Government likewise include cathodic protection facility installation cost in its own life cycle cost analysis?

**A.** Cathodic Protection already exists.

**Q.** Some unvented regulators are installed on some of the gas pipelines under the walkway leading to the buildings. Such regulators are not in compliant with CFR 192.355, which indicates that the regulators must be vented and that the regulators must be vented and that the vents must extend outside the area where gas can freely vent to the atmosphere. It was also observed that most of the buildings that have these regulators have their gas turned off. Does the Government want us to propose replacing the non-compliant regulators, or to simply remove and disconnect gas service to the affected buildings?

**A.** Remove and disconnect gas service that has been terminated for these buildings.

**Q.** It is apparent that the base at Corona has installed some new buildings and plans to build some additional new buildings in the future.

**A.** Yes, any new facilities that will be added to the requirement will be addressed via an Amendment, prior to award and modification at any resulting award.

**Q.** Can the Government share its master plan with us?

**A.** Yes, should find this in the Technical Library.

**Q.** Or should our proposal be based on the assumption that no new construction will occur? This is an important question because synergy can often occur when planning for future changes or growth resulting in increased value to the customer.

**A.** Addressed above.

**Q.** Are there future plans for Compressed Natural Gas (CNG) fueling stations on the Installation?

**A.** Not presently.

**Q.** If so, where is the propose locations?

**A.** N/A.

**Q.** When is the planned installation date?

**A.** N/A.

**Q.** What is the expected growth rate of usage of natural bas on the Installation?

**A.** Per Executive Order 13123, the station has a mandate to reduce energy consumption as follows: Sec 203. Industrial and Laboratory Facilities. Through life-cycle cost-effective measures, each agency shall reduce energy consumption per square foot, per unit of production, or per other unit as applicable by 20 percent by 2005 and 25 percent by 2010 relative to 1990. No facilities will be exempt from these goals unless they meet new criteria for exemptions, as issued by the Department of Energy. The Installation will endeavor to meet these mandates; however, changing mission requirements of the Installation may affect those consumption goals.

#### General RFP Related Question

**Q.** What approach does DESC plan to take with this RFP regarding the accuracy of the inventory and Offerors ability to "true-up" costs during final negotiations?

**A.** The accuracy of the system inventory may change over time and that is why the Government states in this solicitation that the system inventory is a "snapshot in time". This means that during the evaluation phase as well as the negotiation phase of this process if projects are added or deleted and as more updated system information becomes available to the Navy and DESC that the Offerors will be notified of changes and be permitted to adjust their proposal accordingly. Likewise if an Offeror discovers a discrepancy in the inventory the Government will verify this discrepancy and issue an amendment to the solicitation making the corrections. Also, if you review Section J1.2.1 Electrical Distribution System Fixed Equipment Inventory, 2nd sentence of the referenced J section for Panama City-Electrical Distribution System states: The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements.

The Offeror should be advised that they should base their proposal on their own due diligence which includes the inspection and their own technical expertise to include but not be limited to their on-site inspections, anticipated include optimization, efficiencies, regulatory changes, system improvements, information in the bidders library, information, and to a lesser degree the system inventory. The Offeror should also be able to explain their method assumptions used in developing their proposal.